

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: John A. Russo

Debtor(s)

Lakeview Loan Servicing, LLC,
its successors and/or assigns

Movant

v.

John A. Russo

Respondent(s)

and

Jeffrey J. Sikirica, Trustee

Additional Respondent

BK. NO. 17-20999 CMB

CHAPTER 7


Related to Docket # 17

ENTERED BY DEFAULT

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 14th day of August, 2017, at Pittsburgh, upon Motion of Lakeview Loan Servicing, LLC, it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 216 Euclid Avenue, Glassport, PA 15045 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.


United States Bankruptcy Judge **kmt**

John A. Russo
216 Euclid Avenue
Glassport, PA 15045

Brian J. Bleasdale, Esquire
101 Emerson Avenue
Aspinwall, PA 15215
bleasdb@yahoo.com

Jeffrey J. Sikirica
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Philadelphia, PA 19106

FILED
8/14/17 2:45 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
John A. Russo
Debtor

Case No. 17-20999-CMB
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2

User: kthe
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Aug 14, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 16, 2017.

db +John A. Russo, 216 Euclid Avenue, Glassport, PA 15045-1331

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 16, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 14, 2017 at the address(es) listed below:

Brian J. Bleasdale on behalf of Debtor John A. Russo bleasdb@yahoo.com
James Warmbrodt on behalf of Creditor LakeView Loan Servicing, LLC bkgroup@kmlawgroup.com
Jeffrey J. Sikirica trusteesikirica@consolidated.net,
PA59@ecfcbis.com;a.a.farrell@comcast.net;KTosadori@bglaw-llp.com;JSikirica@bglaw-llp.com
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov
Peter J. Ashcroft on behalf of Creditor Duquesne Light Company pashcroft@bernsteinlaw.com,
ckutch@ecf.courtdrive.com;acarr@bernsteinlaw.com

TOTAL: 5